

# MINUTES OF THE CITY PLANNING COMMISSION

## J. MARTIN GRIESEL CONFERENCE ROOM

January 21, 2000

9:00 AM

**Present:** Appointed Members: Caleb Faux, Terry Hankner, Jacquelyn McCray, Donald Mooney, William Taylor; Administration: John F. Shirey, City Manager; City Council Representative: James Tarbell; City Planning Staff: Director Elizabeth A. Blume, and Steven A. Kurtz, Administrator, Land Use/Environment & Planning

The meeting was called to order by Mr. Mooney.

### CONSENT AGENDA

Ms. McCray moved that the following items be approved:

#### **Item # 1 – Ordinance Authorizing the City Manager to Submit Applications to the Ohio-Kentucky-Indiana (OKI) Council of Governments for OKI Urban Area Transportation Enhancement Program Funding for City of Cincinnati Projects**

The report described the process by which a public meeting was held to solicit suggestions for potential transportation enhancement projects. Thereafter, a Review Committee of both technical experts and citizens evaluated and ranked suggested projects, and recommended that the following six projects be submitted as funding applications to OKI:

1. Mill Creek Trail – Caldwell – Seymour Greenway Trail (hike/bike trail);
  2. Gilbert Avenue Greenway – Eden Park to McMillan (streetscape);
  3. Beechmont/Elstun Sidewalks (pedestrian);
  4. Bicycle Grates – Phase IV (safety improvement);
  5. Eastern Riverfront Shoreline Greenway/Walkway (river walk);
  6. Seminary Square – Ecovillage Plan (sustainable development).
- (Listed in priority order.)

The City Administration supports the Review Committee's recommendations.

#### **Item # 2 – Ordinance Authorizing the Sale of City-Owned Property at 1552 Elkton Place, 6102 Hamilton Avenue and the Rear Yards of 6111, 6113-15 Gladys Avenue in College Hill**

In 1995, the College Hill Business Association applied for funding through the City's Neighborhood Business District Improvement Program to expand its

public parking lot. Cincinnati Neighborhood Business Districts United recommended approval and, subsequently, City Council approved funding for the project. The proposed ordinance authorizes the sale of the City-owned portion of the public parking lot to the College Hill Business Association.

On May 7, 1999, the City Planning Commission (CPC) approved a request to rezone a portion of the parking lot, the rear portion of 6111 and 6113-15 Gladys Avenue, for public parking. With the proposed zone change, the entire parking lot will be zoned B-4, General Business.

### **Item # 3 – Ordinance Approving the Vacation of Bush Street and a Portion of Corsica Place in Madisonville**

In October, 1999, the CPC and City Council approved an ordinance authorizing the sale of surplus City property, constituting seven acres in Corsica Hollow. The proposed vacation of Bush Street and a portion of Corsica Place will enable Edge Holding, LLC, to redevelop the area adjoining those streets. The proposed redevelopment includes construction of a 45,000 square foot printing facility in accordance with the Madisonville Industrial Corridor Urban Renewal Plan and Site Development Guidelines approved by City Council.

Ms. McCray's motion was seconded by Ms. Hankner, and unanimously approved.

### **PLACEMENT OF THE "BIG PIG GIG", A TEMPORARY PUBLIC ART PROJECT, IN AND AROUND THE CENTRAL BUSINESS DISTRICT**

Recommendation: Staff recommends that the CPC approve the locations of the temporary art project known as the "Big Pig Gig".

The staff report was presented by Julia Carney, City Planner, who stated The Big Pig Gig is sponsored by Artworks to bring public art to the cities of Cincinnati, Covington and Newport. This program will place approximately 250 decorated fiberglass pigs in numerous locations throughout the three cities. It is modeled after similar programs in Zurich, Switzerland, and Chicago, Illinois, in which fiberglass cows were decorated as public art.

The pigs will be sponsored by a local company or organization at a cost ranging from \$2,800.00 to \$10,000.00, depending upon the visibility of the site selected for placement of the pig. The sponsor may decorate the pigs in accordance with their desire and the guidelines of the competition. Undecorated pigs weigh approximately 50 pounds, and they are approximately five feet long and three feet in girth; most pigs will be mounted on a concrete base weighing approximately 500 pounds. The organizer will provide liability insurance coverage, naming the City as an additional insured.

The Big Pig Gig will run from May through October 2000. It is proposed that, on May 14, 2000 (the day of the Flying Pig Marathon), the pigs would be placed along the marathon route. The pigs would then be moved to the selected sites in the three cities; in Cincinnati, these locations are generally bounded by Central Parkway, Central Avenue, Eggleston Avenue, and the Ohio River. There are, however, a few satellite locations including: Union Terminal, Findlay Market, Music Hall, Eden Park and the Upper Main Street District. A list of specific locations is on file in the City Planning Department.

Staff recommends approval.

In response to Ms. McCray's question, Ms. Carney informed the CPC that, at the end of the Big Pig Gig, the pigs will be auctioned and proceeds from the auction will be donated to charity.

Ms. Hankner moved approval, Mr. Faux provided the second and the motion was approved by a unanimous vote.

#### **RESOLUTION OF SUPPORT FOR THE PARTIAL COVERING OF FORT WASHINGTON WAY**

Mr. Faux offered a motion, requesting staff to draft a resolution to be presented to the City Council. The resolution should indicate the City Planning Commission's continued support for the partial covering of Fort Washington Way in order to move forward with the objectives outlined in *The Banks Plan*. The resolution should further request that the City Council continue to search for funding alternatives. Seconded by Ms. Hankner, motion carried (all ayes).

#### **REVIEW OF DRAFT POSITION PAPER PREPARED BY THE CONSULTANT FOR THE RE-WRITE OF THE ZONING CODE**

Lane Kendig, a member of the Zoning Code re-write consultant team, discussed the need for and appropriateness of development standards and design guidelines for residential, commercial and industrial development in Cincinnati. His options were in response to key issues identified at the Zoning Open House and interviews with users of the Code.

The use of Development Standards and Design guidelines are intended to reduce reliance on discretionary guidelines, such as those currently used for many of the City's Environmental Quality districts, hillside areas and neighborhood business districts.

Options discussed included:

- setbacks and use of "build-to" lines to create strong streetscapes;
- how to achieve richness in urban design through sensitive application of height and open space standards;

- pros and cons of establishing separate standards for small-scale infill development vs. larger-scale development;
- alternative approaches to hillside development that could minimize case-by-case review by distinguishing different types of development activity in various hillside settings;
- how performance standards for commercial development could enhance urban character and promote pedestrian orientation; and
- how performance standards for bufferyards, transitional areas and nuisance controls could reduce conflicts between industrial development and adjacent residential areas.

Six members of the Technical Review Committee were present, and were introduced to the CPC by Director Liz Blume. (Lois Broerman, Steven Dana, Jon Doucleff, Steve Griffith, Jim King and Mark Minges) The Technical Review Committee, appointed by Mayor Luken to assist the Planning Commission in its review of the Zoning Code, participated in the discussion that followed Mr. Kendig's presentation.

#### **HAMILTON COUNTY REGIONAL PLANNING COMMISSION REPRESENTATIVE**

Mr. Mooney raised a question relative to the CPC's participation with the Hamilton County Planning Commission. He stated his belief that a currently seated Planning Commission member should fill this appointment, in order to maximize the effectiveness of such representation. Mr. Mooney further indicated that Mr. Tarbell is willing to serve in that capacity. Motion by Ms. McCray to appoint Mr. Tarbell as the City Planning Commission's representative to the Hamilton County Regional Planning Commission. Seconded by Ms. Hankner, motion carried (all ayes).

#### **ADJOURNMENT**

There being no further business to consider, the meeting was adjourned.

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Elizabeth A. Blume, Director  
City Planning Department

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Donald J. Mooney  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_